

White Oak Mountain Association, Inc  
PO Box 1106  
Columbus, NC 28722-1106  
Architectural Committee

Subject: Rental of WOMA Homes

*It has been determined, by past case law, that WOMA homeowners may rent their entire home. Albeit our Covenants and Restrictions Para 2.3 states otherwise, you may do so.*

You may NOT rent apartments. Which is also supported by case law and prohibited by the Associations' Covenants and Restrictions.

The Polk County Zoning Ordinance usurps our Covenants and Restrictions for some expressed issues and places requirements on the Property Owner for compliance.

**Polk County Zoning Ordinance Adopted 02-Aug-99;** amended 03-Dec-01; 04-Nov-02; 02-Dec-02; 19-Jun-06, 16-Oct-06, 19-Feb-07, 24-May-07, 10-Sep-07, 31-Jan-08; 16-Aug-10; 03-Oct-11; 10-Sep-12; 15-Oct-12; 22-Apr-13; 5-Aug-13; 21-Oct-13

#### **Article XII. Definitions**

*Residential Vacation Rental (Tourist Homes)* xii: The rental of any single family dwelling, duplex, guest house, timeshare, accessory/garage apartment or multi-family or any portion thereof, for occupancy, dwelling, lodging or sleeping purposes for any period of time less than 90 days. The term does not include other transient lodging such as hotels and motels, and bed & breakfast establishments, which are otherwise authorized under these regulations.

Exceptions. The following activities and / or uses shall not be deemed residential vacation rentals and the requirements of this section shall not apply to them.

- Incidental residential vacation rentals, defined to mean no more than two such rentals in any calendar year where the total annual rental period for both rentals does not exceed two weeks provided no advertisement of the availability of unit.

#### **6.2.15 Residential Vacation Rentals –**

##### Application.

In order to operate a residential vacation rental, the owner or operator shall first obtain a Residential Vacation Rental Operating Permit. Residential Vacation Rental Operating Permits may be obtained from the Planning and Development Department upon the submittal of a completed application, together with the applicable permit fees.

Contents of Application for a Residential Vacation Rental Operating Permit: The application for a vacation rental operating permit shall contain the following information.

- (1) The address of the property.
- (2) Name and contact information for the owner of the property.
- (3) Name and contact information for the operator if other than the owner.
- (4) The number of bedrooms on the property intended to be used for occupancy.
- (5) Proof that the property is registered with the Polk County Travel & Tourism.

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If you decide to rent your WOMA home, you shall display the **Rules for Renters** in a conspicuous location in such a manner that it is displayed to the renting public inside the dwelling 24/7/365.

**Violations of Rules for Renters and our C&R will be documented and kept on file. Repeated violations may result in Association action to protect the greater community.**